

# Making Places Cam and Dursley



At this stage, the Draft Plan identifies **site outlines** and includes some **draft policy wording** for each proposed site allocation. Site **PS24** also includes some indicative information on the site plan, reflecting ongoing discussions between the Council and the site's promoters. The draft policies are not yet accompanied by full supporting text, which will include more detail about the type of development envisaged and any constraints or requirements that will need to be addressed through future planning applications. This text will be developed and refined for the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), taking account of evidence and relevant views expressed through this public consultation.

*"...Growth and prosperity: revitalising the towns of Dursley and Cam to make an accessible, attractive focus for rural communities in the south"*

In the parishes of Dursley, Cam, Coaley, Stinchcombe, Uley, Nympsfield, Owlpen

**Dursley** is Stroud District's second town centre and, as adjacent settlements, **Cam** and **Dursley** together represent a really significant hub for homes, jobs and services. The development strategy for the surrounding parishes combines some large **strategic site allocations** (which will contribute towards meeting the District's growth and development needs) with some smaller **local sites**.

As well as these site allocations, a detailed **policy framework** will steer the type and quantity of development that will happen in **Cam** and **Dursley**, at smaller defined settlements and in the countryside.

## Cam and Dursley | Strategic site allocations

...Cam

**Draft site allocation**

**PS24 West of Draycott**

Land west of Draycott, as identified on the policies map, is allocated for a strategic mixed use development, including up to 700 dwellings, primary school, strategic landscaping and green infrastructure and associated community and open space uses. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

**PS25 East of River Cam**

Land east of River Cam, as identified on the policies map, is allocated for 180 dwellings and associated community and open space uses to complete the current Local Plan North East Cam strategic allocation. Development will complete the walking and cycling route from Cam local centre to Box Road. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

The site's promoters have produced a plan that illustrates how it might be laid out and accessed. It shows a relationship to Jubilee Park and sets out some indicative 'zones' for various potential land uses, including residential areas, a new primary school and green spaces.

**PS24**

**PS25**

Preliminary Illustrative Master Plan

### Dursley

Dursley is a **Tier 1** settlement and has a Settlement Development Limit (SDL). Site allocations [outlined in red on the map] will meet local growth needs:

- PS27** 1-25 Long Street.
- PS28** Land off Prospect Place.

There are no proposed site allocations for strategic growth, due to environmental constraints around Dursley.

In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Dursley's role and function as one of the District's main towns and a strategic service centre.

### Cam

Cam is a **Tier 1** settlement and has a Settlement Development Limit (SDL). Site allocations [outlined in red on the map] will meet local and strategic growth needs:

- PS21** Land adjacent to Tilsdown House.
- PS24** West of Draycott.
- PS25** East of River Cam.

In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Cam's role and function as one of the District's main towns and an important local service centre.

**We want your views and input!**

Although the promoters of **PS24** have begun to put together a vision of what this development might be like, these are still early ideas. There is scope and time to shape any future proposals, and to steer how this site gets taken forward as an allocations in the final Local Plan.

## Cam and Dursley | Local site allocations

...Cam and Dursley

**Draft site allocation**

**PS21 Land adjacent to Tilsdown House**

Land adjacent to Tilsdown House, as identified on the policies map, is allocated for a development comprising up to 15 dwellings and associated community and open space uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

**PS27 1-25 Long Street:**

Land rear of 1-25 Long Street, as identified on the policies map, is allocated for partial redevelopment and re-use for town centre uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

**PS28 Land off Prospect Place:**

Land off Prospect Place, as identified on the policies map, is allocated for a development comprising up to 10 dwellings, associated community and open space and town centre uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

### Coaley and Uley

Coaley and Uley are **Tier 3b** settlements and both have Settlement Development Limits (SDL).

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing these villages' roles, function and accessibility as settlements with local facilities.

There are no site allocations at either Coaley or Uley.

### Nympsfield

Nympsfield is a **Tier 4a** settlement and has a Settlement Development Limit (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Nympsfield's role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Nympsfield.

### Stinchcombe

Stinchcombe is a **Tier 4b** settlement and has a Settlement Development Limit (SDL).

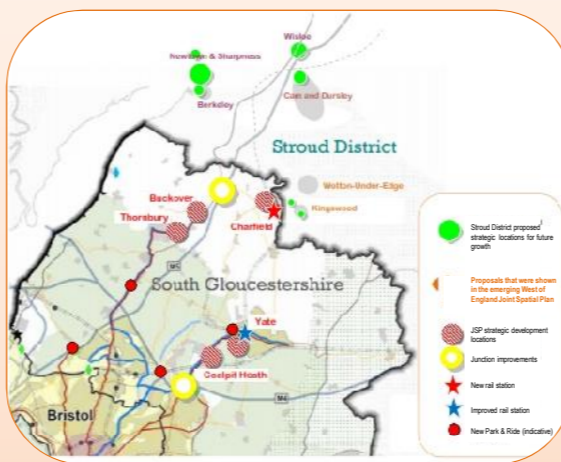
Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stinchcombe's role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Stinchcombe.

## The South of the District

The West of England authorities have been preparing a **Joint Spatial Plan** that identifies proposed housing growth at Charfield and Buckover Garden Village, together with transport improvements at M5 Junction 14, the potential reopening of Charfield station and Metrobus and rural bus improvements.

Growth and infrastructure improvements beyond Stroud District, but near to settlements in Stroud District, may have an impact on the final Local Plan. At this stage, the strategy for the south of the District (including growth and infill within settlements at **Berkeley, Cam, Dursley, Kingswood, Newtown/Sharpness, Wisloe** and **Wotton-under-Edge**) will require improvements to M5 Junction 14, but may also benefit from public transport and other planned improvements to services and facilities within this wider area.



**Have your say...**

Do you know of particular issues or constraints relating to these proposed sites?

How should specific constraints, needs or opportunities be reflected in the final site allocation policies and supporting text?

Visit our website to make comments online.

**Find out more...**

Have a look at the **Development Strategy** board to see how these sites fit into the overall strategy. Preliminary **concept material** relating to the strategic sites (produced by the respective site promoters) is available on our website.

There are supporting documents for you to look at here today if you would like to find out more about the **settlement hierarchy, policies**, the **vision** for this area and **evidence** behind the Draft Plan. Or visit our website for full information.

